



Legislation Text

File #: 15-0947, **Version:** 1

Resolution to Approve Rockbridge Hotel and Retail Planned Project Site Plan, 3201 S. State Street (CPC Recommendation: Approval - 6 Yeas and 0 Nays)

Approval of this resolution will allow for the construction of a freestanding retail building and hotel on this site.

Petition Summary:

- The site plan proposes to demolish two vacant buildings on this 2.48 acre site, rezone it from M1 (Limited Industrial) to C3 (Fringe Commercial) and construct a new 6-story, 140-room hotel and a single-story, 2,800 sf freestanding retail building.
- The petitioner is requesting a planned project modifications to exceed the maximum height limitation for the hotel and allow a front yard open space encroachment for the retail building. The petitioner indicates there are public benefits provided by constructing energy efficient buildings and six plug-in electric vehicle charging stations, providing pedestrian and vehicular connections to the surrounding area and providing a bus stop and bicycle station in front of this site.
- The petitioner addressed issues raised by Planning Commission by installing a sidewalk along the north side of the site and entered into an agreement with the retail site to the south to make an internal vehicular connection between the two parking lots.

The City Planning Commission, at its meeting of July 7, 2015, recommended approval of this request, subject to meeting or exceeding two points for energy & atmosphere LEED version 4 or 14% better than ASHRAE 90.1-2007.

Attachments: 7/7/15 Planning Staff Report
5/19/15 and 7/7/15 Planning Commission Minutes

Prepared By: Chris Cheng, City Planner

Reviewed By: Wendy L. Rampson, Planning Manager and Sumedh Bahl, Community Services Area Administrator

Whereas, The RB Hotel Development, LLC has requested planned project site plan approval in order to demolish two vacant buildings on this 2.48 acre site, rezone it from M1 (Limited Industrial) to C3 (Fringe Commercial) and construct a new 86,500-square foot, 6-story, 140-room hotel and a single-story, 2,800 sf freestanding retail building.

Whereas, The Ann Arbor City Planning Commission, on July 7, 2015, recommended approval of the planned project modifications to exceed the maximum height limitation for the hotel and allow a front yard open space encroachment for the retail building in exchange for constructing energy efficient buildings and six plug-in electric vehicle charging stations, providing pedestrian and vehicular connections to the surrounding area and providing a bus stop and bicycle station in front of this site;

Whereas, The Ann Arbor City Planning Commission, on July 7, 2015, recommended approval of the petition, subject to meeting or exceeding two points for energy & atmosphere LEED version 4 or 14% better than ASHRAE 90.1-2007;

Whereas, With the planned project modifications, the development would comply with the C3 (Fringe Commercial District) zoning established pursuant to the requirements of Chapter 55, and with all applicable local, state, or federal laws, ordinances, standards and regulations;

Whereas, The development would limit the disturbance of natural features to the minimum necessary to allow a reasonable use of the land, applying criteria for reviewing a natural features statement of impact set forth in Chapter 57; and

Whereas, The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety and welfare;

RESOLVED, That City Council approve the Rockbridge Hotel and Retail Planned Project modifications to increase the height of the building from 55 feet to 80 feet, and to lower the setback on South State Street from 10 feet to zero feet in exchange for constructing energy efficient buildings, providing six plug-in electric vehicle charging stations, providing pedestrian and vehicular connections to the surrounding area and providing a bus stop and bicycle station in front of the site; and

RESOLVED, That City Council approve the Rockbridge Hotel and Retail Planned Project Site Plan upon the condition that the buildings meet or exceed two points for energy & atmosphere LEED version 4 or 14% better than ASHRAE 90.1-2007.